



## PUBLIC HEARING MINUTES

JANUARY 23, 2014

A Public Hearing was held on Thursday, January 23, 2014, at 6:08 pm, in the Council Chamber, Third Floor, City Hall, to consider proposed amendments to the zoning and development by-law.

**PRESENT:** Mayor Gregor Robertson  
Councillor George Affleck\*  
Councillor Elizabeth Ball  
Councillor Adriane Carr  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Andrea Reimer\*  
Councillor Tim Stevenson

**ABSENT:** Councillor Tony Tang (Sick Leave)

**CITY CLERK'S OFFICE:** Rosemary Hagiwara, Deputy City Clerk  
Nicole Ludwig, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

### COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson  
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the zoning and development by-law.

CARRIED UNANIMOUSLY  
(Councillor Affleck absent for the vote)

- 1. TEXT AMENDMENT: Miscellaneous Text Amendments to the Zoning and Development By-law and to the CD-1 By-laws for 1388 Continental Street and 4320 Slocan Street**

An application by the General Manager of Planning and Development Services was considered as follows:

Summary: To amend the text of Section 11.24 (Laneway House) of the Zoning and Development By-law and to the CD-1 By-laws for 1388 Continental Street and 4320 Slocan Street. The amendments would achieve the intent of the initial rezoning approvals and correct inadvertent errors.

## Summary of Correspondence

No correspondence was received on this application since it was referred to Public Hearing and prior to the close of the speakers list.

## Speakers

The Mayor called for speakers for and against the application and none were present.

The speakers list closed at 6:16 pm.

## Council Decision

MOVED by Councillor Deal

THAT the application:

- (i) to amend the Zoning and Development By-law for miscellaneous text amendments to Section 11.24 (Laneway House), generally as presented in Appendix A of the Policy Report dated December 3, 2013, entitled "Miscellaneous Text Amendments to the Zoning and Development By-law and to the CD-1 By-laws for 1388 Continental Street and 4320 Slocan Street";
- (ii) to amend CD-1 (549) By-law No. 10756 for 1388 Continental Street for miscellaneous text amendments, generally as presented in Appendix B of the Policy Report dated December 3, 2013, entitled "Miscellaneous Text Amendments to the Zoning and Development By-law and to the CD-1 By-laws for 1388 Continental Street and 4320 Slocan Street"; and
- (iii) to amend CD-1 (557) By-law No. 10829 for 4320 Slocan Street for miscellaneous text amendments, generally as presented in Appendix C of the Policy Report dated December 3, 2013, entitled "Miscellaneous Text Amendments to the Zoning and Development By-law and to the CD-1 By-laws for 1388 Continental Street and 4320 Slocan Street",

be approved.

CARRIED UNANIMOUSLY  
(Councillor Affleck absent for the vote)

## 2. TEXT AMENDMENT: Riverside East

An application by the General Manager of Planning and Development Services was considered as follows:

Summary: To amend CD-1 (247) By-law No. 6533 for Riverside East to add a provision to exclude floor area in residential storage, to delete the minimum parking requirement and to increase the building height in sub-area 2 from 10.0 metres (32.8 feet) to 11.54 metres (37.9 feet). These amendments would result in a CD-1 By-law that reflects up-to-date provisions for residential storage, parking and flood-proofing.

Council also had before it a memorandum dated January 20, 2014, from the Assistant Director of Planning which brought forward consequential amendments to the Parking By-law needed in conjunction with the proposed amendment to the CD-1 (247) By-law for Riverside East, as follows:

THAT, subject to enactment of the by-law to amend CD-1 (247), the Parking By-law be amended to include this CD-1 District in the area regulated by subsection 4.2.1.13, as follows:

- (i) in subsection 4.2.1.13, delete "Argyle Street" and replace it with "Kerr Street";
- (ii) amend Map 4.2.1.13 by extending the boundary of the area outlined in black and toned grey to include the lands bounded by Kerr Street, the Fraser River, Argyle Street and Marine Drive; and
- (iii) amend Map 4.2.1.13 by deleting the note "Effective area for all C, RM, FM";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the Parking By-law for enactment at the time of enactment of the by-law which amends CD-1 (247) By-law No. 6533.

The memorandum also clarified the parking standard to be applied to CD-1 (247).

### Staff Opening Comments

Planning and Development Services staff noted if Council wishes to approve the text amendment, the consequential amendments to the Parking By-law contained in the above-noted memorandum should also be approved.

### Summary of Correspondence

No correspondence had been received on this application since referral to Public Hearing and prior to the close of the speakers list.

### Speakers

The Mayor called for speakers for and against the application and none were present.

The speakers list closed at 6:19 pm.

### Council Decision

MOVED by Councillor Deal

- A. THAT the application to amend CD-1 (247) By-law No. 6533 for Riverside East to add a provision to exclude floor area in residential storage, to delete the minimum parking requirement and to increase the building height in sub-area 2 from 10.0 m (32.8 feet) to 11.54 m (37.9 feet), generally as presented in Appendix A of the Policy Report dated December 3, 2013, entitled "CD-1 Text Amendment: Riverside East", be approved.

B. THAT, subject to enactment of the by-law to amend CD-1 (247), the Parking By-law be amended to include this CD-1 District in the area regulated by subsection 4.2.1.13, as follows:

- (i) in subsection 4.2.1.13, delete "Argyle Street" and replace it with "Kerr Street";
- (ii) amend Map 4.2.1.13 by extending the boundary of the area outlined in black and toned grey to include the lands bounded by Kerr Street, the Fraser River, Argyle Street and Marine Drive; and
- (iii) amend Map 4.2.1.13 by deleting the note "Effective area for all C, RM, FM";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the Parking By-law for enactment at the time of enactment of the by-law which amends CD-1 (247) By-law No. 6533.

CARRIED UNANIMOUSLY  
(Councillor Affleck absent for the vote)

### 3. TEXT AMENDMENT: West End Zoning Amendments

An application by the General Manager of Planning and Development Services was considered as follows:

Summary: To amend the Zoning and Development By-law; the RM-5, RM-5A, RM-5B and RM-5C (residential) District Schedule; the C-5 and C-6 (commercial) District Schedule; the Downtown Official Development Plan and the Rental Housing Stock Official Development Plan. The West End Community Plan was approved by Council on November 20, 2013, and these amendments are proposed as part of the implementation of the plan.

#### Staff Opening Comments

Planning and Development Services staff presented the application and responded to questions.

#### Summary of Correspondence

Council received the following correspondence related to this application since the application was scheduled for Public Hearing and up to 15 minutes after the close of the speakers list:

- 4 letters in support;
- 36 letters opposed; and
- 1 letter related to other matters.

#### Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Brent Granby  
Christina Girardi

The following spoke in opposition to the application, noting concerns with the effects on quality of life, traffic, and the effects of increased density on laneways:

Randy Helten  
Frank Jameson  
Eleanor Hadley  
Fraser Doke  
Carol Ogsten-Gardner  
Gloria Wong  
Stephen Regan, West End BIA  
Evan S.  
Risa Smith  
Tracey Moir  
Rand Chatterjee  
Donna Wilkin  
Pat Holman  
Mike Allain  
Ken Wong

The speakers list closed at 8:36 pm.

### Staff Closing Comments

Planning and Development Services staff responded to questions.

### Council Decision

MOVED by Councillor Stevenson

- A. THAT the application:
- (i) to amend the Downtown District Official Development Plan, in Area E (Robson Village), to delete residential as a permitted use and increase the permitted floor space ratio for commercial from 1.0 to 3.0, generally in accordance with Appendix E of the Policy Report dated November 1, 2013, entitled "West End Community Plan";
  - (ii) to amend the Zoning and Development By-law, generally in accordance with Appendix F of the Policy Report dated November 1, 2013, entitled "West End Community Plan", as follows:
    - a) to provide a definition for "social housing" and to define "secured market rental housing" in Section 2 and to make consequential amendments in Sections 3, 9 and 10 reflecting the creation of two new districts - RM-5D and C-5A;

- b) to create a new district, RM-5D as part of the RM-5, RM-5A, 5M-5B and RM-5C Districts Schedule, which provides a density incentive for social housing, permits commercial uses up to a floor space ratio (FSR) of 0.65, a total maximum FSR of up to 7.0 and a maximum height of 58 m;
  - c) to create a new district, C-5A as part of the C-5 and C-6 Districts Schedule, which provides a density incentive for social housing and secured market rental housing up to a maximum FSR of up to 7.0 and a maximum height of 58 m;
  - d) to provide a density incentive for social housing and secured market rental housing in C-6 up to a maximum density of up to 8.75 and a maximum permitted height of up to 91.4 m;
  - e) to encourage larger open balconies and decks for dwellings in C-5A and C-6;
  - f) to increase the permitted commercial FSR to 2.2 in C-5, C-5A and C-6;
  - g) to permit small hotels in C-5 and C-5A; and
  - h) to delete residential as a permitted use in C-5;
- (iii) and to amend the Rental Housing Stock Official Development Plan, generally in accordance with Appendix G of the Policy Report dated November 1, 2013, entitled "West End Community Plan",

be approved.

- B. THAT, subject to the enactment of the Zoning and Development By-law amendments regarding the RM-5, RM-5A, RM-5B and RM-5C District Schedule, the amendments to the West End RM-5, RM-5A, RM-5B and RM-5C Guidelines as contained in Appendices I and J of the Policy Report dated November 1, 2013, entitled "West End Community Plan"

- (i) to provide guidance for development in the RM-5D District, and
- (ii) to provide guidance for Laneways 2.0 infill housing in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts,

be approved.

CARRIED

(Councillors Affleck, Ball and Carr opposed)

(Councillor Reimer absent for the vote)

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson

SECONDED by Councillor Jang

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

CARRIED UNANIMOUSLY

**ADJOURNMENT**

MOVED by Councillor Deal

SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:28 pm.

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